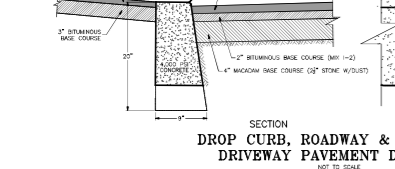
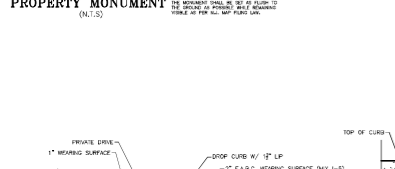
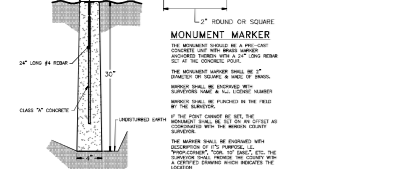
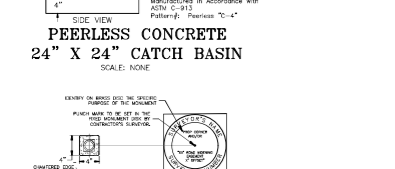
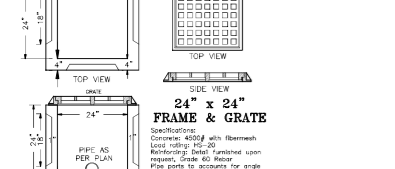
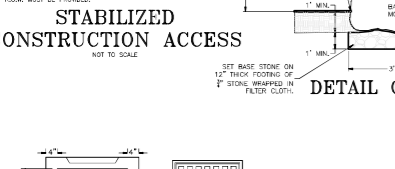
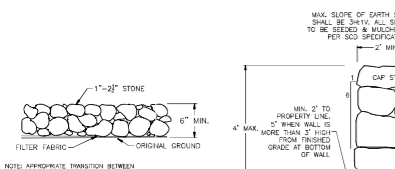
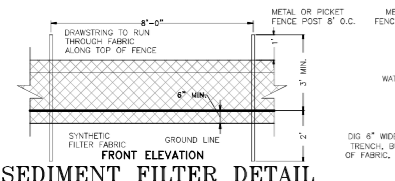


SOIL EROSION CONTROL NOTES

BERGEN COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

- All soil erosion and sediment control practices will be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey (N.J. Standards) and will be installed in proper sequence and maintained until permanent stabilization is established.
- Any disturbed areas that will be used for parking or other temporary uses shall be stabilized with temporary seeding, the disturbed area will be mulched with unincorporated straw at a rate of 2 tons per acre.
- Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of 2 tons per acre, according to the N.J. Standards.
- Stabilization Specifications:
 - Temporary Seeding and Mulching:
 - Grass Seed - Applied uniformly according to soil test recommendations.
 - Fertilizer - Apply 11 lbs./1,000 sq. ft. of 10-10-10 or equivalent with 50% water insoluble nitrogen (N) and 50% water insoluble phosphate (P).
 - Seed - Applied uniformly at a rate of 100 lbs./acre (2.3 lbs./1,000 sq. ft.) or other approved seed - general purpose (100 lbs./acre).
 - Mulch - Unincorporated straw or hay at a rate of 70 to 90 lbs./1,000 sq. ft. applied to combine 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and fabric, mulch netting, or liquid matrix binder).
 - Permanent Seeding and Mulching:
 - Seed - Uniform application to a depth of 5" (minimum).
 - Grass Seed - Applied uniformly according to soil test recommendations.
 - Fertilizer - Apply 11 lbs./1,000 sq. ft. of 10-10-10 or equivalent with 50% water insoluble nitrogen (N) and 50% water insoluble phosphate (P).
 - Seed - Applied uniformly at a rate of 100 lbs./acre (2.3 lbs./1,000 sq. ft.) or other approved seed - general purpose (100 lbs./acre).
 - Mulch - Unincorporated straw or hay at a rate of 70 to 90 lbs./1,000 sq. ft. applied to combine 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and fabric, mulch netting, or liquid matrix binder).

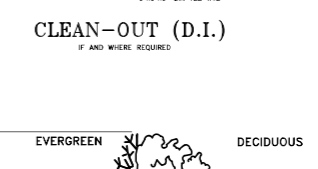
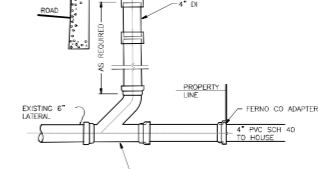
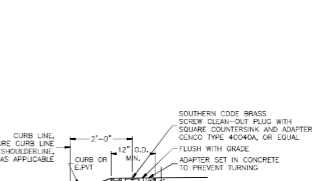


KEY MAP
 SCALE: 1"=200'

REFERENCE
 LOTS 17 & 18 IN BLOCK 203 AS SHOWN ON A MAP ENTITLED "WINDHAM COURT NORTH" FINAL SUBDIVISION MAP, PROPERTY OF ENVIRONMENTAL DEVELOPERS, INC., OF WYCKOFF, BERGEN COUNTY, N.J. AND FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON AUGUST 14, 1978 AS FILED MAP # 7866. ALSO LOTS 17 & 18 IN BLOCK 203 ON PAGE 2 OF THE WYCKOFF TOWNSHIP TAX MAPS.

GENERAL NOTES

- APPLICANT & OWNER GRANT PERMISSION FOR BERGEN COUNTY REPRESENTATIVE TO ENTER PROPERTY FOR INSPECTION.
- APPLICANT & OWNER OF LOT 18 NORDEN, MAJLILAN 327 BROOKSIDE AVENUE WYCKOFF, NJ 07481
- OWNER OF LOT 17 ALICE MURPHY 333 BROOKSIDE AVENUE WYCKOFF, NJ 07481
- VERTICAL DATUM NVD 1929.
- PROPERTY LOCATED IN ZONE RA-25
- COMBINED AREA OF LOTS 17 & 18 82,672 S.F. OR 1.898 ACRES
- AS PER TITLE 40:49-2.26 THERE SHALL BE NO BRUSH, HEDGES OR PLANT LIFE MORE THAN TWO AND A HALF FEET IN HEIGHT GROWING WITHIN TEN FEET OF THE EDGE OF A ROADWAY. THEREFORE, ANY EXISTING SHRUBBERY AND/OR TREES LOCATED AT THE CORNER OF THE WINDHAM COURT NORTH AND BROOKSIDE AVENUE THAT IMPED THE SIGHT LINE FROM THE STOP BAR LOOKING WEST FOR A VEHICLE EXISTING WINDHAM COURT NORTH MUST BE REMOVED AND/OR CUT BACK SO AS TO ACHIEVE A SIGHT LINE OF A MINIMUM DISTANCE OF FOUR HUNDRED FEET.
- VEHICULAR ACCESS FROM PROPOSED LOT 18.01 SHALL BE MAINTAINED ON WINDHAM COURT NORTH
- CONSTRUCTION OF A NEW HOME ON LOT 18.02 SUBJECT TO A DETAILED PLOT PLAN, SOIL MOVEMENT APPROVAL, STORMWATER MANAGEMENT APPROVAL, SEWER & WATER CONNECTIONS



EXISTING LOT COVERAGE

LOT	AREA	COVERAGE
EXISTING LOT COVERAGE	2,313 S.F.	2.31%
DRIVEWAY	2,313 S.F.	2.31%
TOTAL	5,684 S.F.	5.68%

LOT 18.01 LOT COVER SUMMARY

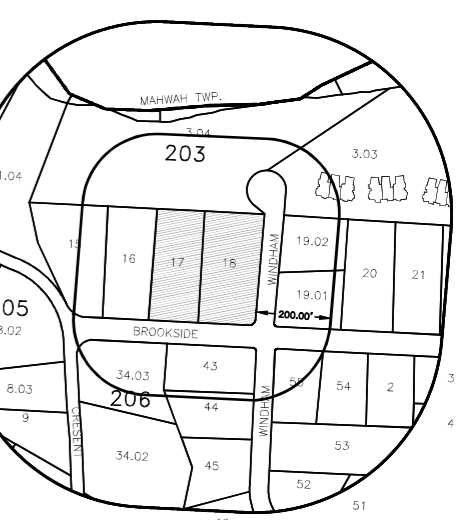
EXISTING LOT COVERAGE	AREA	PERCENTAGE
BUILDING	2,648 S.F.	2.65%
DRIVEWAY	950 S.F.	0.95%
DECK	470 S.F.	0.47%
WALKWAY & PATIO	517 S.F.	0.52%
TOTAL	3,985 S.F.	3.99%

RA-25 ZONING SCHEDULE

BULK ZONE REQUIREMENT	LOT AREA	FRONT YARD	1ST SIDE YARD	2ND SIDE YARD	BOTH SIDES YARDS	REAR YARD	LOT WIDTH	LOT DEPTH	BUILDING COVER	LOT COVER	BLD. HGT.
EXISTING	25,000 SF	40'	20'	20'	40'	40'	120'	150'	15%	20%	35' OR 18'
PROPOSED	25,000 SF	0.0'	0.0'	0.0'	0.0'	0.0'	120'	150'	0.0%	0.0%	0.0'
PROPOSED	25,000 SF	40.0'	20.0'	20.0'	40.0'	40.0'	120.0'	150.0'	0.0%	0.0%	14.8%

IMPERVIOUS SURFACE COVER

BUILDING (PRIMARY)	BUILDING (ACCESSORY)	TOTAL COVERAGE	DRIVEWAY	WALKWAY	PATIO & DECK	POOL & COPING	UTILITY PADS	WALLS	TOTALS
EXISTING	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 S.F.
PROPOSED	2550 SF	0 SF	2550	1254 SF	0 SF	0 SF	0 SF	0 SF	3804 S.F.



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GENERAL NOTES

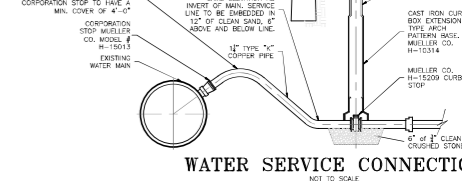
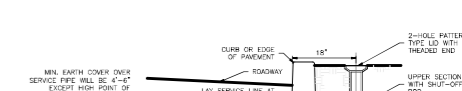
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WYCKOFF PLANNING BOARD
 APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF WYCKOFF HELD ON 2017

APPROVED BY THE COUNTY PLANNING BOARD COUNTY OF BERGEN, NEW JERSEY

REVISION DIGEST

NO.	DESCRIPTION	DATE
1	ISSUED	09/17/21

CONKLIN ASSOCIATES ENGINEERS AND SURVEYORS
 29 CHURCH STREET
 P.O. BOX 292, RAHWAY, NJ 07446
 PHONE (201) 327-0443, FAX (201) 934-1097
 CERTIFICATE OF AUTHORIZATION #246A28046300

TIBOR LATINCICS
 N.J.P.E. 32444, N.J.S.P. 2726

STEPHEN P. EID
 N.J.P.E. 33081
 PROFESSIONAL ENGINEER & LAND SURVEYOR

SCALE: 1"=20'
 ORIGINAL PLAN DATE: 09/17/21
 FILE NO.: 17-18PLOT.dwg
 PLOT NO.: 17-18PLOT.dwg

PLOT PLAN
 LOT 18.02 - BLOCK 203
 IN THE TOWNSHIP OF WYCKOFF BERGEN COUNTY, NEW JERSEY